

PRELIMINARY REPORT

LINCOLN SQUARE PROJECT

CITY OF NEW YORK



CITY OF NEW YORK
CITY PLANNING COMMISSION
AS PART OF THE MASTER PLAN
RS-5, SECTIONS CONTAINING
AREAS FOR DEVELOPMENT &
REDEVELOPMENT.

LEGEND

- [Shaded square] SECTION CONTAINING SUB-STANDARD & UNSANITARY AREAS SUITABLE FOR CLEARANCE, REPLANNING, RECONSTRUCTION & REHABILITATION FOR PREDOMINANTLY RESIDENTIAL USE.
- [Hatched square] SECTION CONTAINING PREDOMINANTLY VACANT AREAS SUITABLE FOR PREDOMINANTLY RESIDENTIAL USE.
- [Solid black square] HOUSING OR REDEVELOPMENT PROJECT.
- [White rectangle] TITLE I HOUSING OR REDEVELOPMENT PROJECT.
- [Circle with dot] INDICATES INDIVIDUAL SECTIONS.

LINCOLN SQUARE

PRELIMINARY PROJECT REPORT

City of New York

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PRELIMINARY PROJECT REPORT

City of New York

INTRODUCTION

The Lincoln Square Project Area is one of a series of projects which are being developed by the City of New York with Federal financial assistance under the provisions of the Housing Act of 1949 as amended by the Housing Act of 1954. Under such Acts the Federal Government makes advances and grants to local public agencies to permit the undertaking of urban renewal projects providing for the redevelopment of blighted and deteriorated areas.

The Lincoln Square Project recommended by the Committee on Slum Clearance on behalf of the City of New York proposes the inclusion of an educational site for a midtown college campus; a center of Musical Arts, including an Opera House and a symphony concert hall; theatres; parks, schools; sub-surface and surface parking; garages; moderate income housing for 4,000 - 5,000 families, together with hotel, office building, stores and shopping centers.

The following specifics of such project are included in this Report which has been prepared in accordance with the requirements of the Urban Renewal Administration.

LIST OF MAPS

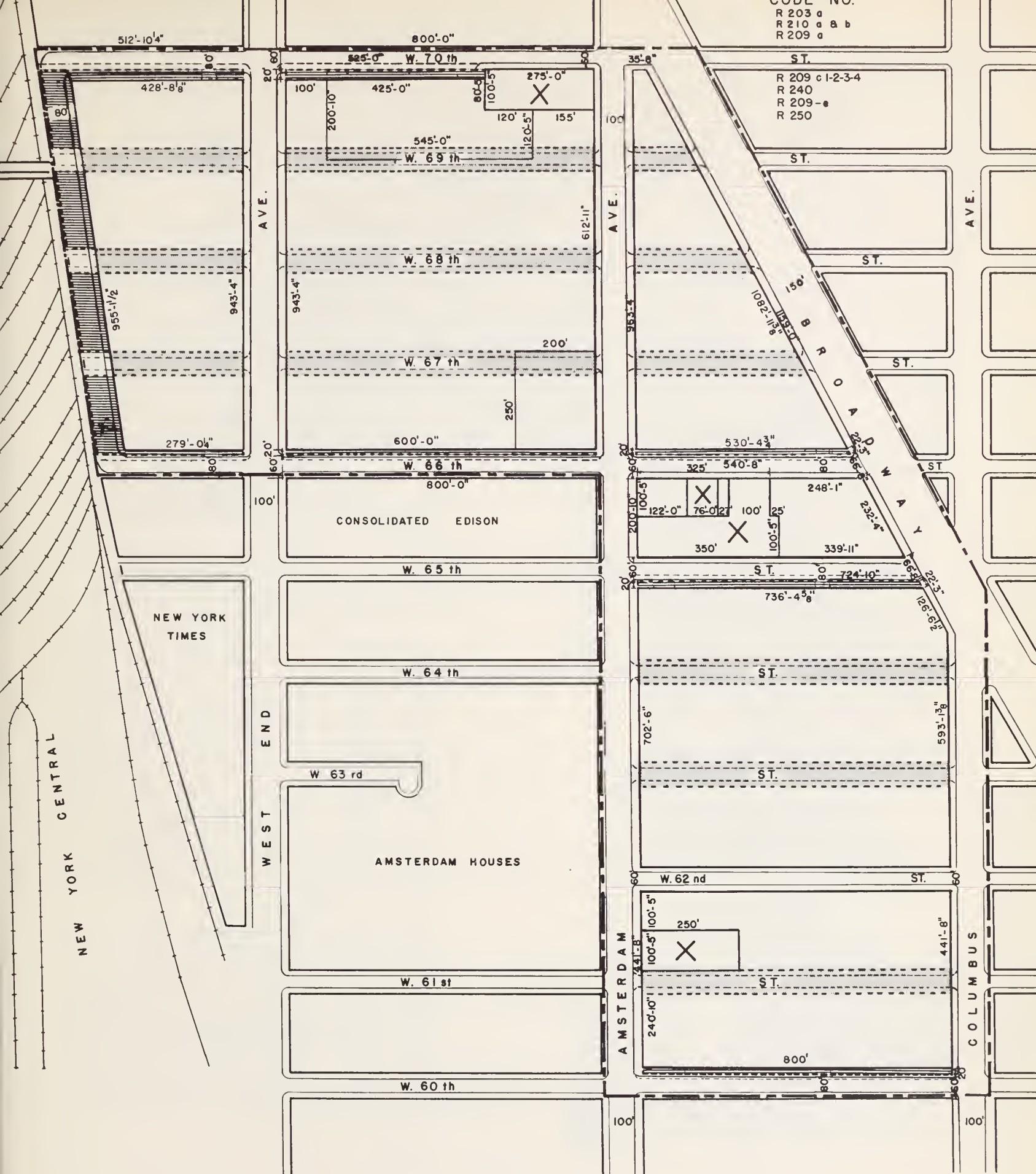
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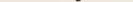
PRELIMINARY PROJECT REPORT

LINCOLN SQUARE

- Code No. Form H-686, Request for Statement of Continued Obligation, is attached hereto in a separate binder.
R 201
- Code No. Form H-6120, Summary of Preliminary Project Data, is attached hereto in a separate binder.
R 202
- Code No. Map 1 includes project and section boundaries. This map also indicates streets to be closed and deeded to the developer and property to be deeded to the City of New York for street widenings.
R 203-a
- Code No. Map 2 shows lot lines and outline of structures indicating the block, lot and house numbers.
R 203-b
- Code No. Map 3 illustrates predominant use, showing existing land uses within the project area parcel by parcel and indicating the general character of the area immediately surrounding the project area.
R 203-b 1
- Deterioration of properties exists throughout the entire area. The area is predominantly residential. The residential buildings are mainly "Old Law" tenements ranging in height from three to six stories with a high percentage deficient in central heating and/or plumbing facilities.
- There are 386 stores of various types in residential structures scattered throughout the area, all of which are basically in a deteriorating state similar to the buildings which house them.
- Code No. Map 4, structural conditions, indicates structures in need of major and minor repairs; residential structures deficient in plumbing and/or heating and incompatible conversions.
R 203-b 2,
b3, b4, b5
- The analysis of a house-to-house survey indicates four residential structures and six commercial structures were in standard condition. There are 134 incompatible conversions out of the 496 structures which are residential in character. Some of these have been converted to rooming houses where toilet and bath are a common facility and others have been converted to commercial purposes.
- The criteria used for the classifications:
- | <u>Major Repairs</u> | <u>Minor Repairs</u> |
|---|--|
| <ol style="list-style-type: none">1. Serious Disrepair.2. Lack of proper means of egress.3. Deficiency in sanitary facilities.4. Inadequate original construction. | <ol style="list-style-type: none">1. Lack of maintenance.2. Requiring minor structural repairs. |

- Code No.
R 203-c 1 Map 5 indicates street curb-to-curb width and the type of surfacing. The present construction is 6" of concrete with 1 1/2" binder and 1 1/2" asphalt topping. Generally the surfacing throughout the project area is in good condition. It is proposed to replace all granite paving blocks with 1 1/2" binder and 1 1/2" asphalt topping.
- Code No.
R 203-c 2 There is an excess of general and trucking traffic through the cross streets of the project area. The contributing factors are:
1. Store door deliveries for commercial and industrial uses, intermixed with residential structures.
 2. The only through cross street from 59th to 72nd Streets is the 65th Street transverse road through the park. Other cross-town traffic is necessarily diffused through all of the relatively narrow residential streets traversing the area.
- Code No.
R 203-d Maps 6, 7, 8 and 9 indicate all subsurface utilities serving the project area.
- Code No.
R 203-e Map 4 indicates land in public use and identifies each type of use.
- Code No.
R 204-a Map 5 shows topographic elevations at the street intersections within the project area.
- Code No.
R 204-b Not applicable.
- Code No.
R 204-c Subsoil conditions are not expected to influence renewal planning.
- Code No.
R 205 Map 10 indicates existing zoning district classifications within the project area and surrounding areas of influence. The Lincoln Square site is zoned partly residential, partly business and partly unrestricted, with local retail and retail districts dispersed throughout the area. Business districts include certain specified types of industries, trades and uses and limits types of advertising signs.
- Code No.
R 206-a Photographs demonstrating typical conditions in the project area are attached in a separate binder.
1. Land use.
 2. Land coverage and age.
 3. Structures needing major repairs.
 4. Substandard structures.
 5. Population density.
 6. Aerial photographs.
- Code No.
R 206-b Not applicable.



SCALE
 150 0 150 300 FEET

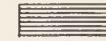
KEY

**STREETS TO BE CLOSED AND
DEEDED TO DEVELOPER**

PROPERTY DEEDED TO CITY
FOR STREET WIDENING

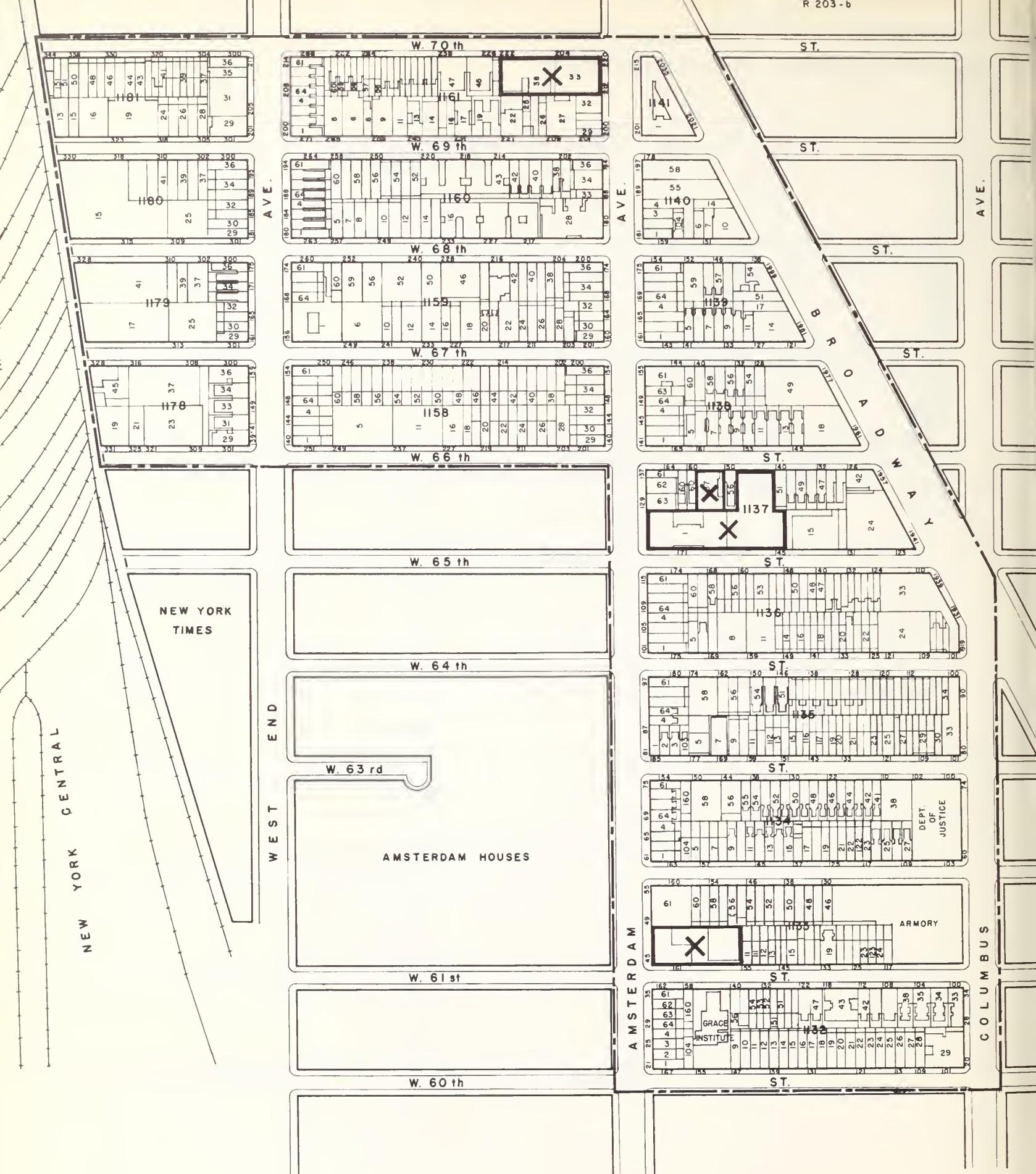
BOUNDARY LINE

EXCLUDED FROM PROJECT AREA



1

BOUNDARY MAP



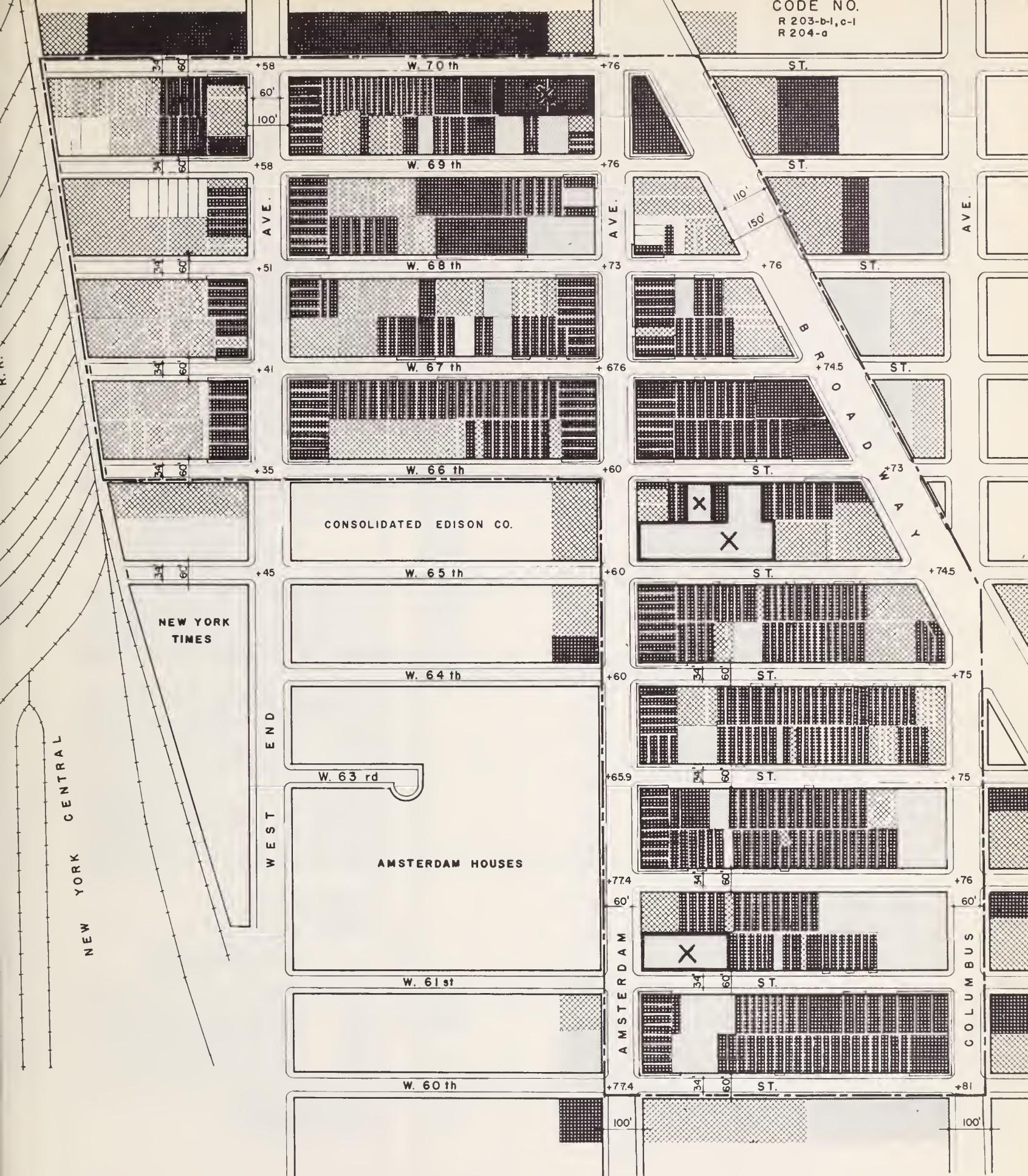
KEY

AREA EXCLUDED FROM PROJECT

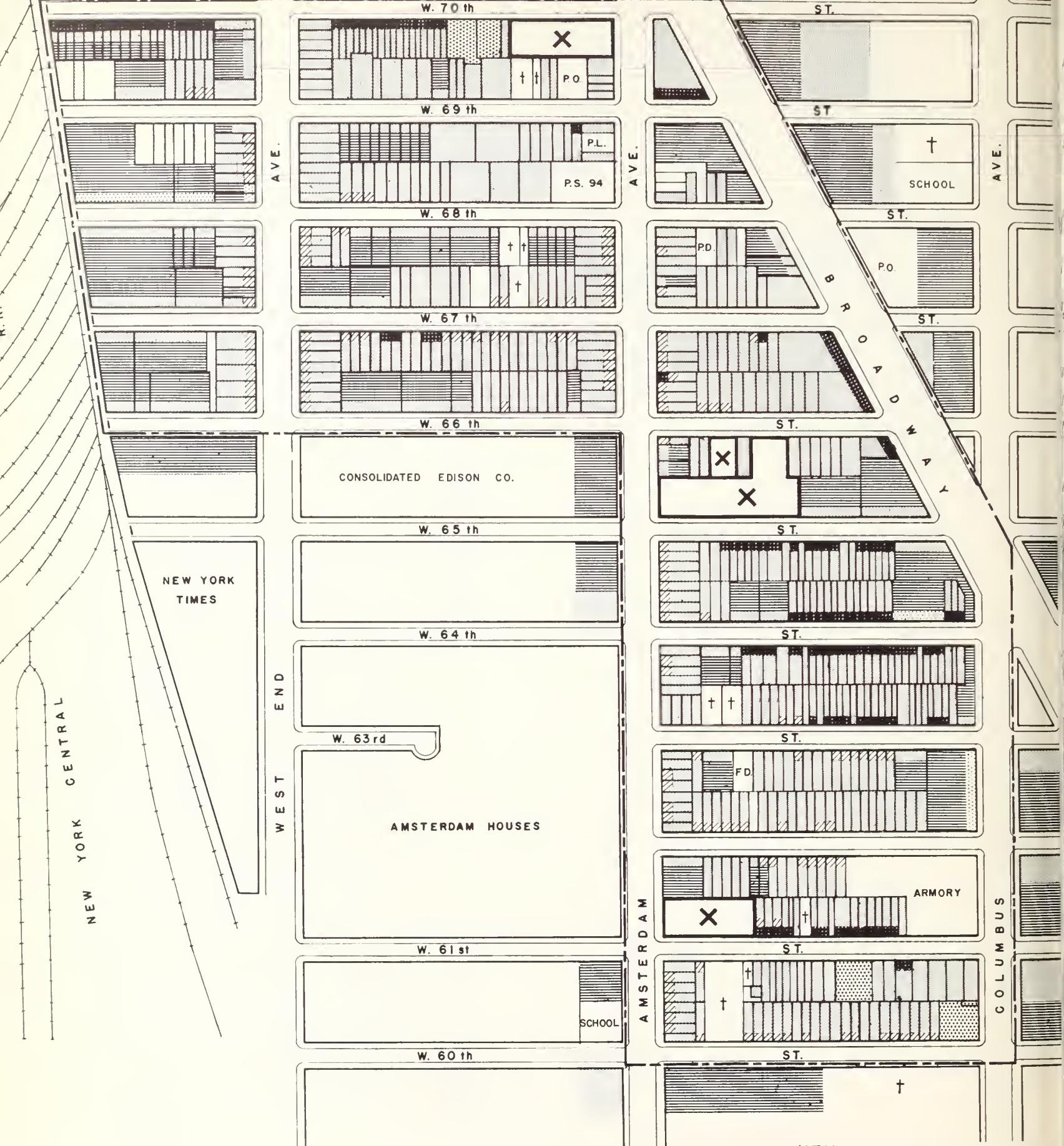


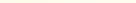
12

LOT AND BUILDING LINES



CODE NO.
R 203-b-2-3-4-5
R 203-e
R 207



SCALE
 150 0 150 300 FEET

MAJOR REPAIRS

MINOR REPAIRS

**DEFICIENT IN PLUMBING
AND/OR HEATING**

INCOMPATIBLE CONVERSIONS

COMMERCIAL USES

EXCLUDED FROM PROJECT

CHURCHES

1

FIRE DEPT

F.C

POLICE REPORT

80

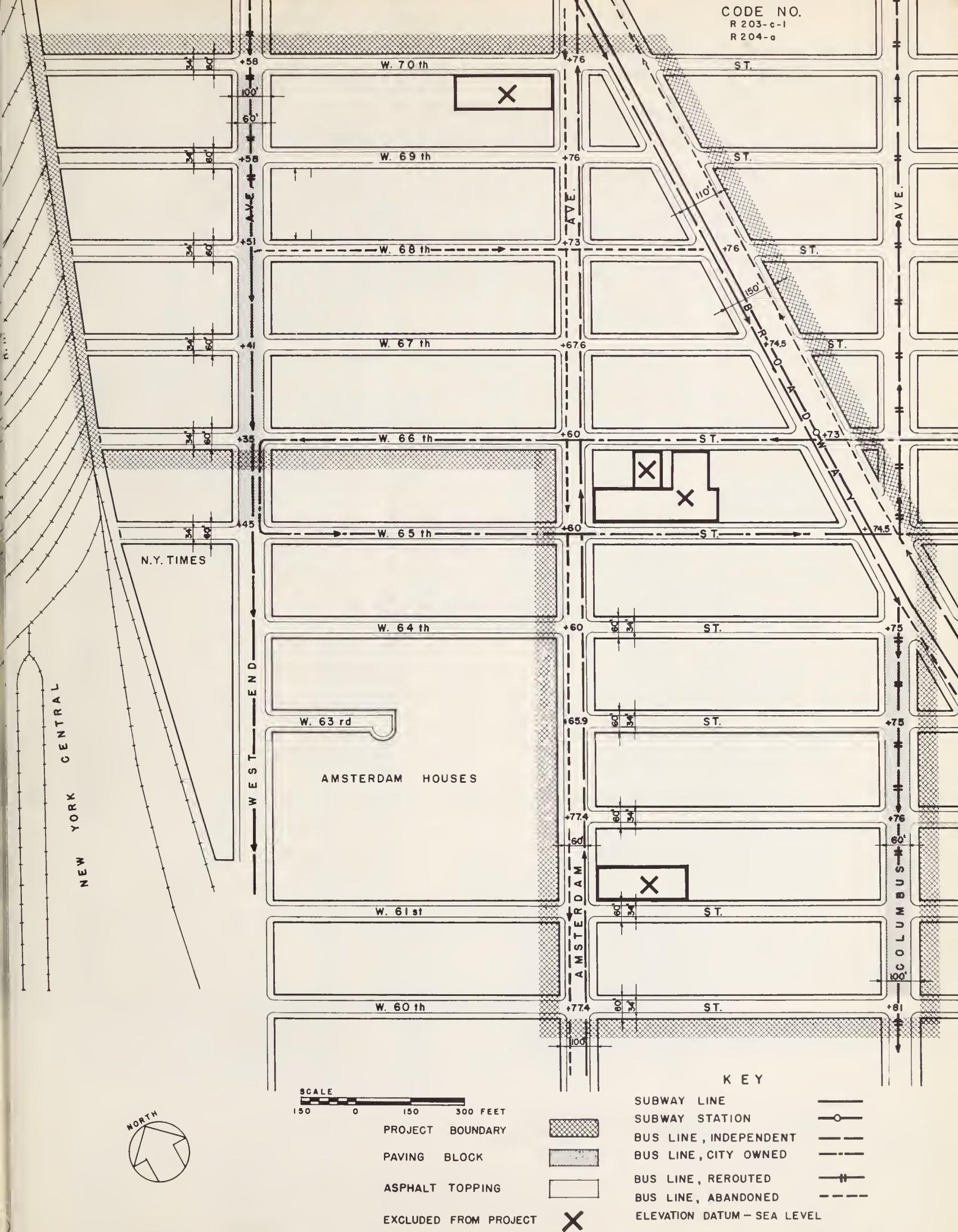
POST OFFICE

1.6

4

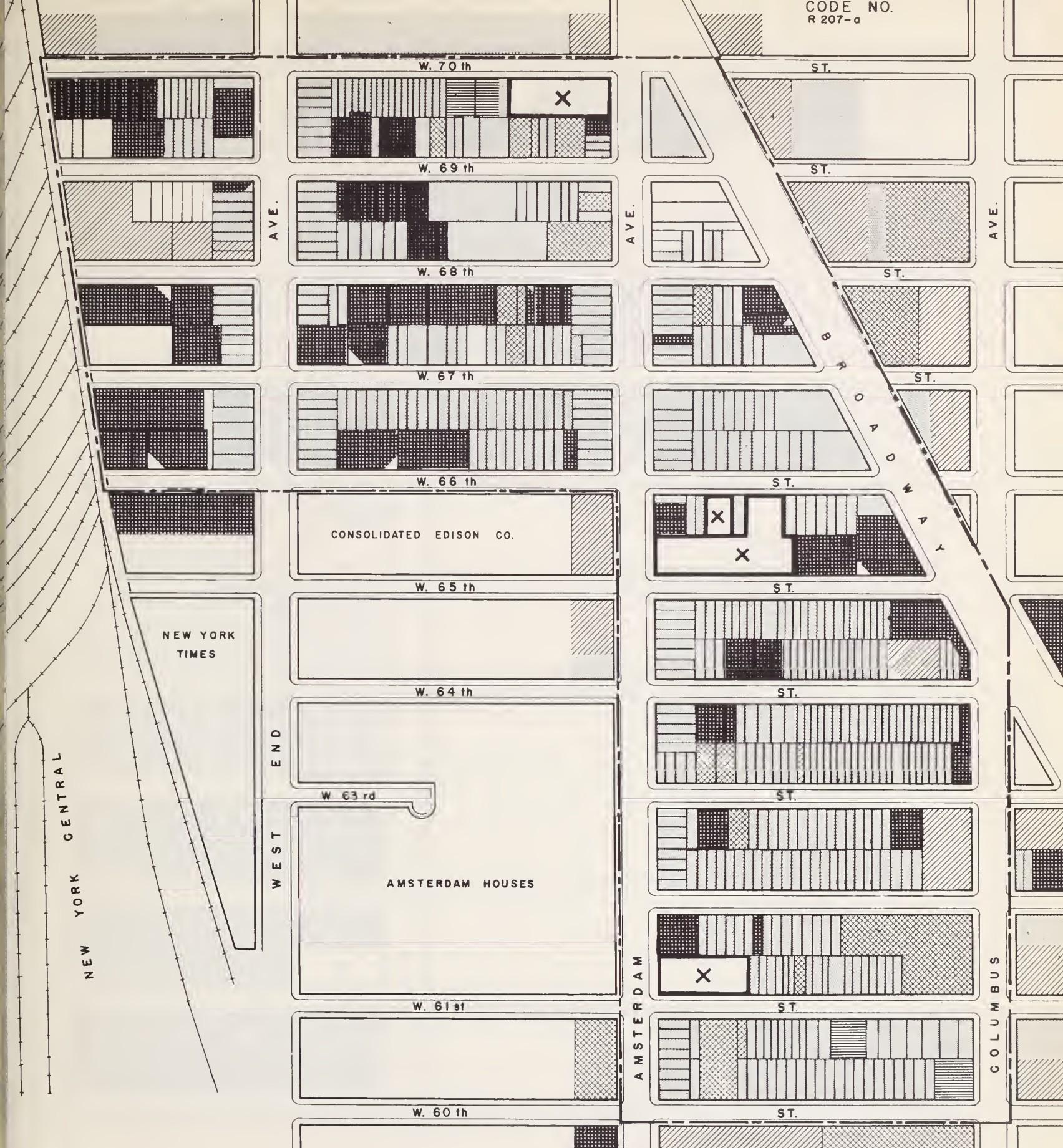
CONDITION OF BUILDINGS

CODE NO.
R 203-c-1
R 204-a



5

STREET AND RAILROAD RIGHT-OF-WAY



SCALE
150 0 150 300 FEET

RESIDENTIAL

STANDARD

SUB-STANDARD

KEY

COMMERCIAL

STANDARD

SUB-STANDARD

PUBLIC & INSTITUTIONAL

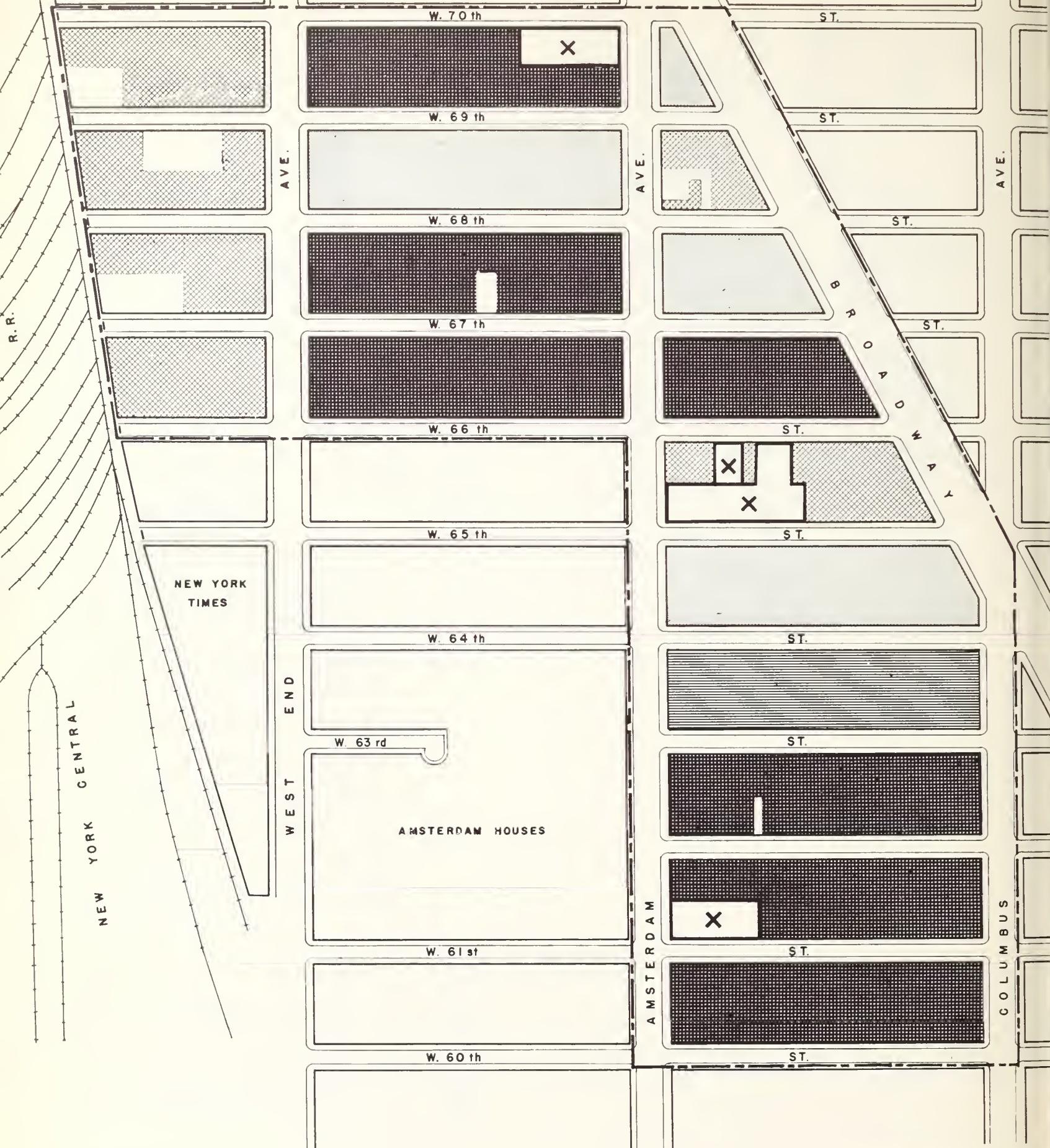
LIGHT INDUSTRIAL

EXCLUDED FROM PROJECT



CRITERIA FOR EVALUATING RESIDENTIAL STRUCTURES

1. BUILDINGS CONSTRUCTED UNDER OLD TENEMENT LAW
2. MAJOR REPAIRS
3. DEFICIENT IN PLUMBING AND/OR HEATING
4. INCOMPATIBLE CONVERSIONS



K E Y

600 - 999 PERSONS/ACRE



400 - 599 PERSONS/ACRE



300 - 399 PERSONS/ACRE



NON-RESIDENTIAL



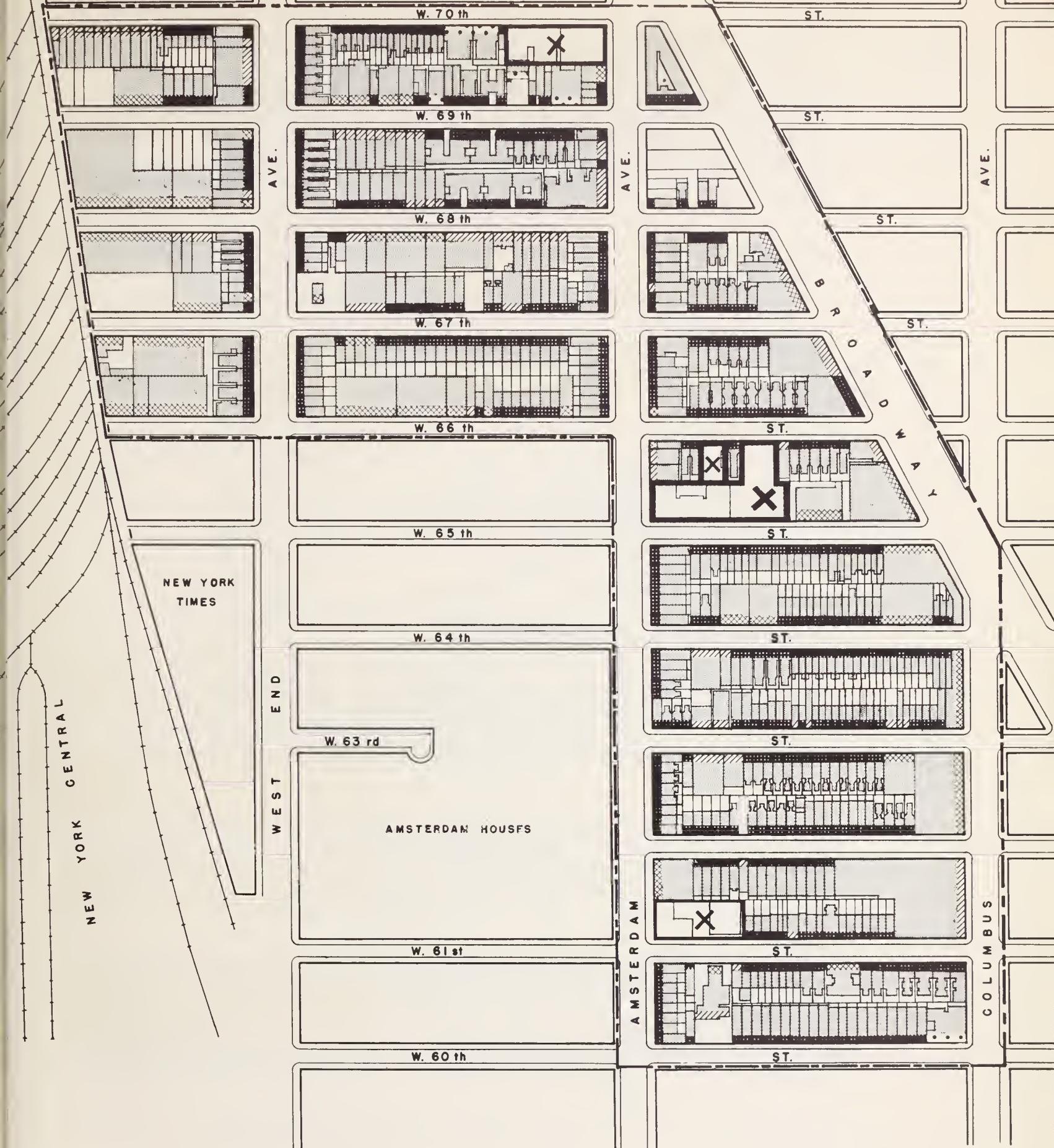
VACANT LAND



EXCLUDED FROM PROJECT



SCALE
150 0 150 300 FEET



SCALE
150 0 150 300 FEET

AGE	COVERAGE
1901 & BEFORE	LAND COVERAGE
1902 - 1914	VACANT LAND
1915 - 1929	EXCLUDED FROM PROJECT
1930 - 1953	X

a. Deteriorating Factors (Maps 4, 11, 12 and 13)

The project area is very substantially blighted. A crude indication of its blighted character is given on Form H-6120, which shows that 478 of the 482 structures used for dwelling purposes and 79 of the 85 non-residential structures in the area are in need of major repairs. This is further aggravated by over-crowding and the intermixture of residential, commercial and industrial uses in the area.

The criteria used to evaluate residential structures as substandard are:

1. Buildings constructed under "Old Law Tenement Law" prior to 1901.
2. Need of major repairs.
3. Deficiency in plumbing and/or heating.
4. Incompatible conversions.

The criteria used to evaluate substandard commercial structures are:

1. Excessive coverage of land.
2. Deficiency in original construction.
3. Obsolescence for use.
4. Lack of maintenance.
5. Incompatible conversions.
6. Lack of adequate off-street parking and loading.

b. Probable Causes of Deterioration

The substandard conditions in the area cannot be ascribed to any single factor such as human negligence, lack of proper codes or factors of ownership or tenancy. The blighted condition of this area is a natural development following the growth and expansion of the New York metropolitan region.

The predominant type of structure in the project area is a four or five-story walk-up row house constructed on a narrow lot. These buildings are almost back to back, leaving little space for air and ventilation from the exterior. Their interiors are poorly laid out in terms of modern standards and do not offer the amenities now considered as necessities.

With the expansion of the metropolitan region this area rapidly lost its appeal to middle-income families. A continuing down-grading occurred in the maintenance and quality of accommodations offered in the area. One-family houses or apartments were divided into three or more units. Pride in upkeep vanished. The overcrowding of structures also mitigated against proper maintenance and only limited repairs were made on these structures.

The central location of the project area has perpetuated these conditions and will probably continue to do so. Because of its location rental units are easy to rent, and consequently the existing residential structures are sufficiently profitable to perpetuate themselves. Additional income is realized from the numerous commercial uses distributed in the area, but the quality of the area for residential purposes is not enhanced by these uses.

c. Elimination of Causes of Deterioration

The project area offers one of the finest locations for residential, cultural, civic and other uses in the metropolitan region. These locational advantages, including superb transportation facilities, adjacency to the central business district of Manhattan and closeness to Central Park, can all be suitably utilized by freeing the land of its present high density, outmoded and deteriorated structures and uses and disposing of it in large parcels suitable for uses more in accord with the needs of the City and the metropolitan region.

Code No. As indicated on Form H-6120, submitted as a part of this report, practically
R 208 all of the structures in the project area are substandard and the area is clearly eligible as a deteriorated area under Title I of the Housing Act of 1949 as amended by the Housing Act of 1954 and as a substandard area under New York law.

The boundaries of the project area as delineated will clear an entire neighborhood of substandard conditions, resulting in a boundary of the new Columbus Circle area on the south, Amsterdam Houses and the railroad cut on the west (overlooking the Hudson River), good housing and commercial uses on the north and Broadway on the east. The two adjoining blocks or substantial portions thereof from 64th to 66th Streets between Amsterdam and West End Avenues are being considered for future extension of the Amsterdam Houses, or middle-income housing when and if extensive utility holdings therein are ready for abandonment.

The gross project area covers 79.40 acres, of which 32.8 acres are in use as public rights-of-way. This leaves a net project area of 46.60 acres. Of such area 30.3 acres are in predominantly residential use and 16.3 acres are in non-residential use.

There are 575 structures in the Project area, of which 496 are predominantly residential in character and 79 are in predominantly non-residential uses. Thus, the area is clearly predominantly residential in character.

Code No. See Map 1. Project and section boundaries.
R 209-a

Code No. The entire project area will be cleared.
R 209-b

Code No. See Map 1. Boundary map.
R 209-c 1,
c 2, c 3

Code No.
R 209-c 4

See Map 17. Proposed Land Use. The type of new street improvements will be 6" of stone concrete with 1 1/2" binder and 1 1/2" asphalt finish, with granite curbs, and sidewalks to be 6" steam cinders, broken stone or gravel with 4" of concrete and finish.

Code No.
R 209-d

Map 17 shows proposed land use of the project area. The redevelopment plan for this area conforms to the general city-wide plan, and the land uses for the project area in which it is located are consistent with such plans.

The project is composed of the following:

Residential	18.14 net acres
Commercial	19.19 net acres
Retail	1.67 net acres
Educational	9.83 net acres
Institutional and public	1.50 net acres
Parks	<u>2.47 net acres</u>
	<u>52.80 net acres</u>

Code No.
R 209-e

All properties within the project area will be acquired. Structures on Lots 33-38, Block 1161; Lots 1-57, Block 1137; and Lot 1, Block 1133 are excluded from the project area.

Code No.
R 209-f

The following easements will be granted to the City of New York and the utility company for the purpose of maintaining and reconstructing their services.

1. For the Department of Sewers, Borough President of Manhattan, a 25'0" wide strip in the bed of 69th Street between Amsterdam and West End Avenues, shown on Map 7.
2. For Consolidated Edison a 10'0" wide strip in the bed of 69th Street between Amsterdam and West End Avenues, shown on Map 9.

Code No.
R 209-g

Maps 6, 7, 8 and 9 indicate all utilities to remain or to be abandoned. All existing lines and newly planned lines and connections in the project area are adequate to support and provide for the proposed redevelopment, and such redevelopment is compatible with the proposed improvements and extensions of the utilities system.

Code No.
R 210-a

The selection of the project area boundaries was made so as to clear a badly deteriorated area. In this area 99.98% of the dwelling structures and 99.94% of the non-dwelling structures were found to be substandard. See Map 11.

In addition the overcrowding of dwelling structures in the area is very high and there is considerable mixed commercial and residential use with a high volume of traffic. See Map 3 for predominant land use.

The extensive deterioration of the project area makes it mandatory to redevelop the entire area.

- Code No.
R 210-b See Maps 1 and 17 for the proposed modification of the street pattern. This has been changed to permit the most favorable utilization of land for the proposed redevelopment without interference with the present traffic pattern. Strictly local traffic has been eliminated in the closed streets but compensated for by street widenings elsewhere. These widenings occur only in the east and west-bound streets, but conform to and improve the major crosstown routes.
- Code No.
R 210-c 1 See Map 17 for proposed land use. The land uses in the project area provide for the educational, cultural, civic, business and housing needs of the City by best utilizing the locational advantages of the site.
- Code No.
R 210-c 2 All properties within the project area will be acquired. See also R 209-e.
- Code No.
R 210-c 3 The maximum population density shall be 540 persons per net residential acre. The population density is based upon the H.H.F.A. formula.
- Map 18 shows the proposed zoning changes.
- Code No.
R 210-c 4 Within the immediate area surrounding the project area are 11 churches, 3 public schools and the High School of Commerce. A new public school will be constructed in the project area to replace P. S. 94.
- Central Park is located east of the project site. To the southeast is the newly constructed New York Coliseum. St. Nicholas Arena is within a block of the project site, and the American Museum of Natural History is just northeast of the area.
- Hospital facilities are adequate with Roosevelt and St. Clare's Hospitals located to the south of the project area.
- A new post office is under construction and is to replace the existing one within the project. Relocation of the 20th Precinct Police Station and a branch of the Public Library are proposed within the project area.
- Supermarket and neighborhood retail shops are scattered along the easterly boundary, and it is proposed to have additional space allocated for commercial uses in the housing areas of the project.
- Code No.
R 210-c 5 The existing public facilities are adequate as mentioned under R 210-c 4.

CHARLES F. NOYES COMPANY, INC

Code No.
R 210-d The reuse of this project area includes housing, cultural, educational and commercial facilities, as discussed in detail below.

790,725 square feet of the area will be used for residential reuse. The need for housing of the type projected can hardly be challenged. New York City has for the past ten years experienced an acute housing shortage. The only housing built on Manhattan Island of any consequence has been designed to accommodate tenants in a rather high income bracket. Such private housing has alleviated to some extent the need for housing wherein the room rents required to service the investment would be from \$900 to \$1,500 per room per year. This has not solved the problem of the low or the high middle-income group. The program envisioned for Lincoln Square seems to be the only answer for providing housing for the high middle income group, with rentals contemplated at the rate of \$570 per room per year, or \$47.50 per month. These rentals will be readily obtainable on a ground coverage not to exceed 25 per cent. Moreover, the central part of the City is a desirable and developing area for the private rentals for which Lincoln Square plans to provide.

The commercial area has, for the most part, been planned as a necessary shopping adjunct for the new residential development, but will also serve the area adjacent to the project site.

Parking in the open area and garage space facilities will be provided to replace those facilities presently located in the area and will service the families in the housing area and patrons of the shopping center, the Metropolitan Opera, the Philharmonic Society quarters, the theatre group, the hotel and the churches and educational area. Such parking will be very necessary in relation to the new uses proposed for the project area.

There is a present need for the hotel proposed in the project area. No new hotel has been built in this vicinity in many years. The outstanding cultural, educational and artistic facilities incorporated in the plan will attract to its rooms and suites the many who will want to live in such surroundings in a new, modern, well-equipped hotel. Almost entirely the same cogent reasons justify a new office building in this great new cultural center, to which will gravitate those who are engaged in servicing the arts, the institutions in the cultural area and the theatrical and cultural needs represented in that area.

CHARLES F. NOYES COMPANY, INC.

The proposed Metropolitan Opera House and the other cultural developments, such as the Philharmonic Society, the Juilliard School of Music and the attendant museum and library facilities, will make this area a center of culture, not only for the City, but for the entire metropolitan region. Educational facilities in the project seem particularly appropriate to a well rounded program for the cultural advancement of the City as a whole. The proposed use of a portion of the area for educational purposes will fill a great need for well located educational facilities. The present and immediate future enrollment in all the colleges of the metropolitan district shows the immediate need for considerable expansion, which will be partly met by the new uses in the project area. All of these uses are most appropriate in the project area with its terrific locational advantages and accessibility to transportation of all types. It is anticipated that these facilities, while used primarily by the metropolitan region, will also be used by the entire country.

Code No. R 210-e	Not applicable.												
Code No. R 211-a, b	<p>Conformance to neighborhood and general plan.</p> <p>a. The redevelopment of the Lincoln Square project area is a continuation of the urban renewal work initiated in this area with the Columbus Circle project and Amsterdam Houses. It stems from the recognition that the general neighborhood lying immediately to the northwest of the central business and entertainment district of Manhattan is far too valuable to the City of New York to be permitted to remain as a blighted area of deteriorated and obsolescent structures housing substandard dwelling units and marginal stores.</p> <p>The reuse plan takes advantage of the unique locational advantages of this area--the fact that it borders on the central district but is not submerged in it and is also close to Central Park. The area is the logical location for a new cultural, musical and artistic center sorely needed by the City of New York to provide a focal point for many of the activities now situated in diverse parts of the city.</p> <p>To protect and enhance the value of this center and to carry out a complete and comprehensive urban renewal program for the entire project area, the northern portion of the area is to be redeveloped for residential uses. These uses are an extension of the existing residential neighborhood on the northern perimeter of the project area.</p> <p>b. New York City's Master Plan designates the project area as a section containing substandard and insanitary areas suitable for clearance, re-planning, reconstruction and rehabilitation for predominantly residential reuse. Since the institutional and cultural uses proposed for the project area are permissible uses for residential zones under New York's zoning ordinance, the reuse of the area is predominantly residential within the definition of the term "residential."</p>												
Code No. R 211-c	The schedule for completion of the final Project Report for this project and the undertaking thereof is consistent with provisions of the workable program of the City of New York as approved by H. H. F. A.												
Code No. R 212	Not applicable.												
Code No. R 213-a	<p>The site preparation work includes the demolition of all structures within the area, totalling 99,245,100 cubic feet of construction. The following tabulation is a breakdown of the cubical content by type of construction.</p> <table> <tbody> <tr> <td>Type "B" - Masonry wall bearing, non-fireproof</td> <td>64,525,890 cu. ft.</td> </tr> <tr> <td>Type "F. R." - Fire-resisting construction</td> <td>7,401,120</td> </tr> <tr> <td>Type "C" - Reinforced concrete, fireproof</td> <td>7,425,500</td> </tr> <tr> <td>Type "D" - Steel frame and concrete, fireproof</td> <td>16,938,500</td> </tr> <tr> <td>New York State Armory</td> <td><u>2,954,000</u></td> </tr> <tr> <td>Total</td> <td>99,245,100 cu. ft.</td> </tr> </tbody> </table>	Type "B" - Masonry wall bearing, non-fireproof	64,525,890 cu. ft.	Type "F. R." - Fire-resisting construction	7,401,120	Type "C" - Reinforced concrete, fireproof	7,425,500	Type "D" - Steel frame and concrete, fireproof	16,938,500	New York State Armory	<u>2,954,000</u>	Total	99,245,100 cu. ft.
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Type "C" - Reinforced concrete, fireproof	7,425,500												
Type "D" - Steel frame and concrete, fireproof	16,938,500												
New York State Armory	<u>2,954,000</u>												
Total	99,245,100 cu. ft.												

For these types of construction, the following evaluations were made:

Type "B"	@ .035 per cubic foot	\$2, 258, 406. 15
Type "F.R. "	@ .08 per cubic foot	592, 089. 60
Type "C"	@ .11 per cubic foot	816, 805. 00
Type "D"	@ .08 per cubic foot	1, 355, 080. 00
New York State Armory	@ .09 per cu. ft.	<u>265, 860, 00</u>
	Total	\$5, 288, 240. 75

A detailed tabulation of the buildings to be demolished is submitted in a separate binder.

Code No. Map 1 shows the revisions in street pattern and street widths proposed for R 213-b, c the project. Map 5 shows the existing street pattern, including present street widths and widths of street paving.

No changes of natural features of the site are anticipated. The only revisions to site features are the closing of streets within the superblocks of the project, the widening of all the crosstown streets between the superblocks with the exception of West 62nd Street, and the introduction of a new street along the westerly side of the housing block adjoining the railroad.

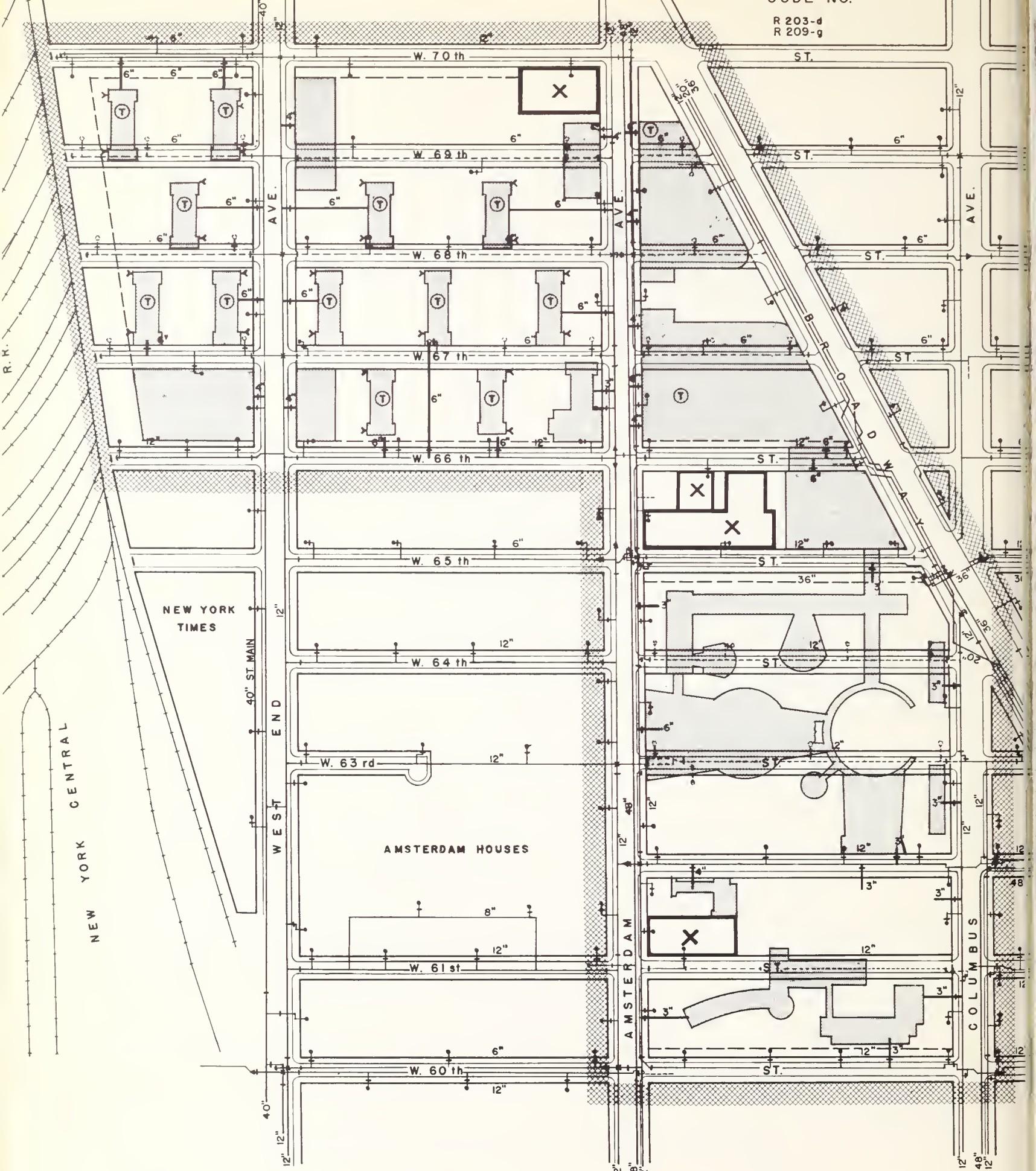
With the exception of West 69th Street between Amsterdam and West End Avenues where an easement for sewer and electrical services is proposed as stated under R 209-f, all utility lines in the beds of closed streets will be abandoned, or remain as local branches to serve only within the project. This occurs at West 67th Street west of West End Avenue, where an easement appears to be unnecessary but could have been provided.

The cost of removal of street paving, curbs, sidewalks, utilities and connected services in the beds of closed streets will be borne by the respective sponsors of the project.

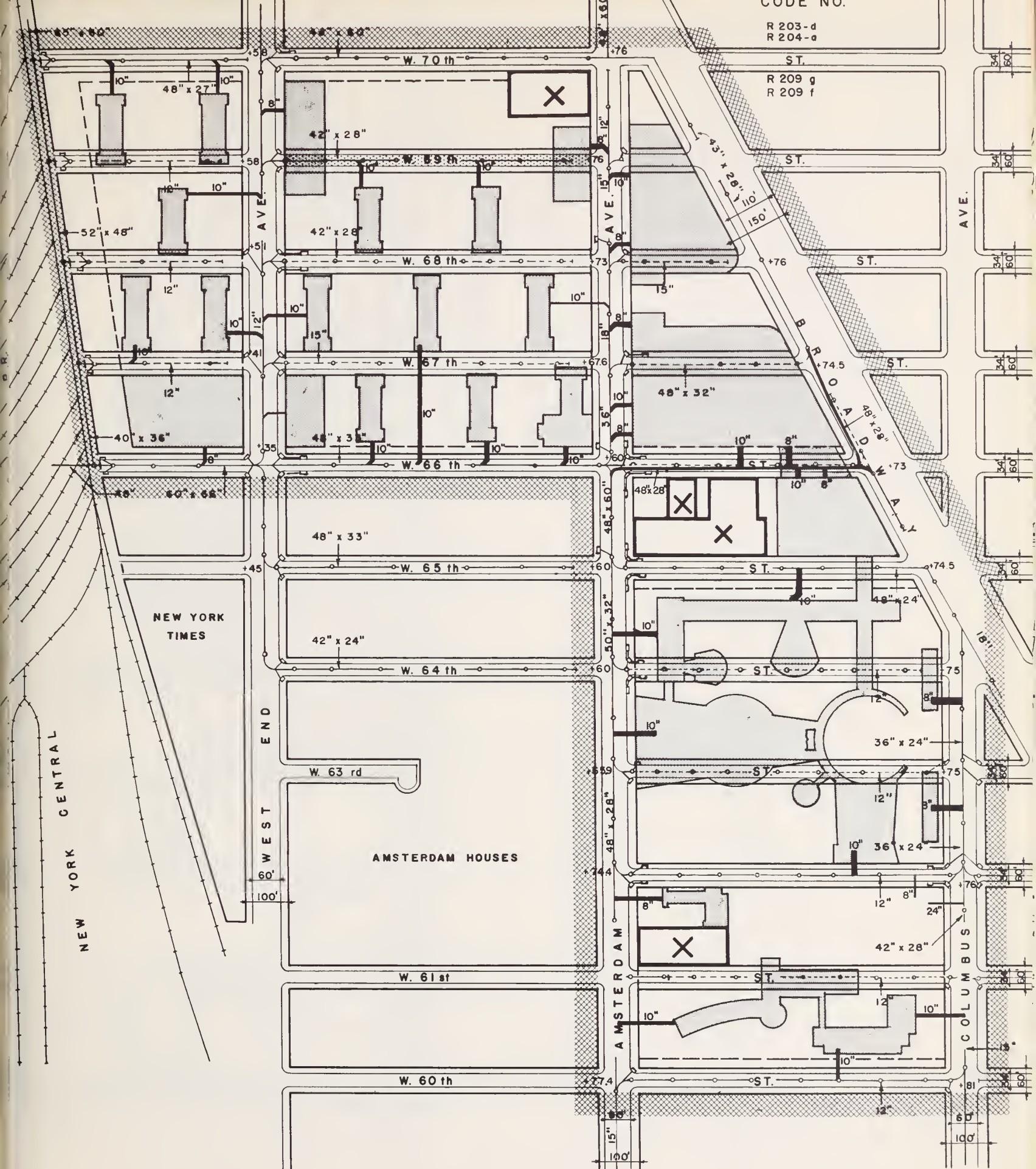
Also included therein is the rerouting of the sewer that provides surface drainage for the west side of Broadway from 67th to 69th Streets, to avoid need for a sewer easement in West 67th Street between Broadway and Amsterdam Avenues. Cost of this sewer relocation is estimated at \$120, 000. Also in the bed of West 67th Street between Broadway and Amsterdam Avenues is a 30-inch gas main which will have to be relocated, as no building construction would be permitted over it. Cost of this gas main relocation is estimated at \$125, 000. Both of these items of relocation would be the responsibility of the respective sponsor.

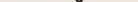
The remaining undisturbed utilities are adequate for servicing the project and its surrounding neighborhood.

Code No. Not applicable; no such problems are anticipated at the site.
R 213-d



WATER SYSTEM



SCALE
 150 0 150 300 FEET

SEWER SYSTEM

KEY

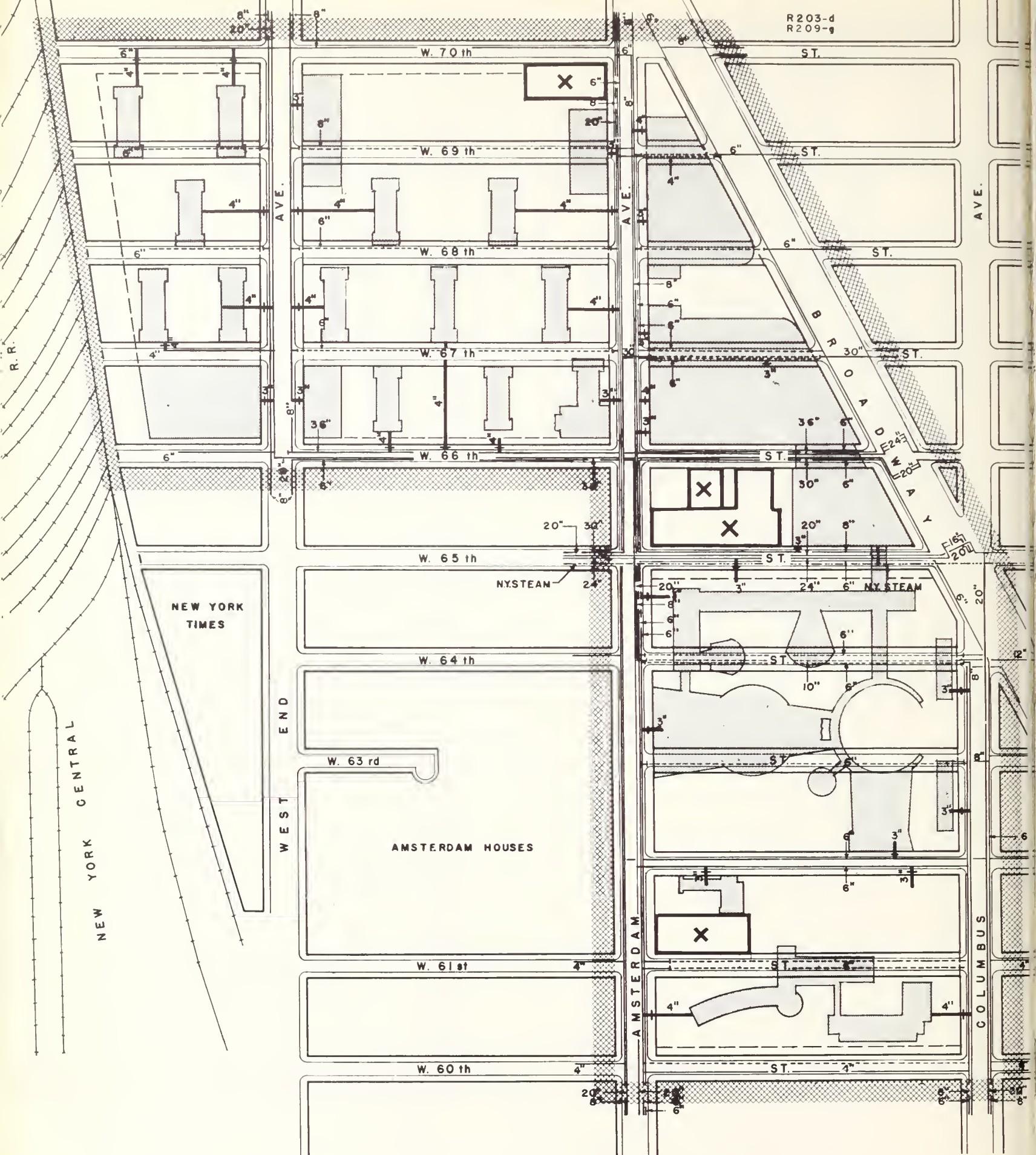
SANITARY & STORM SEWER

MANHOLE

CURB BOX

EXISTING ABANDONED OR REMOVED -----

EASEMENT - 25'



S

GAS AND STEAM SYSTEM

KEY

MAINS

NEW YORK STEAM

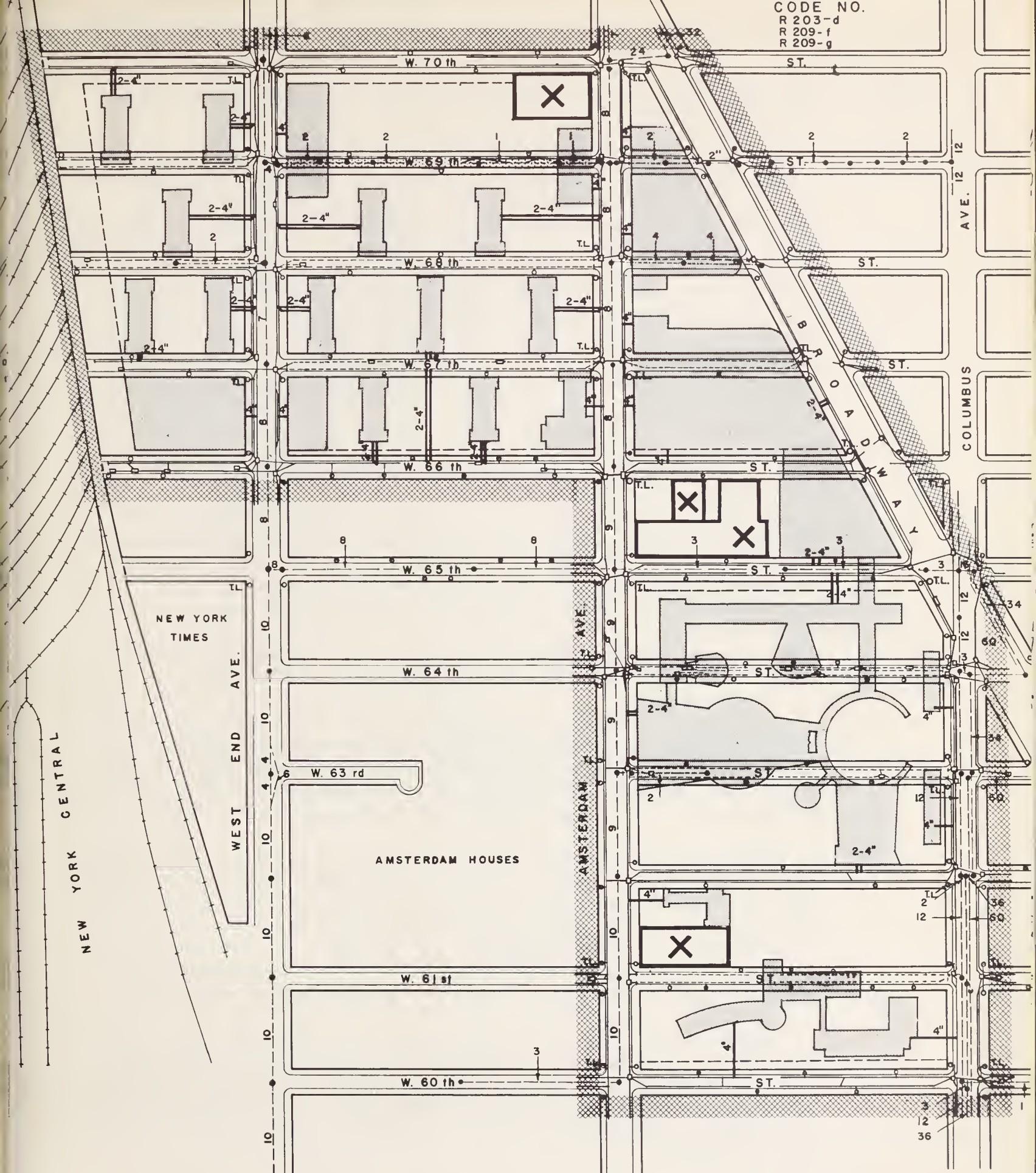
**NEW SERVICE CONNECTIONS WITH
VALVE & CURB BOX**

EXISTING ABAN-
DONED OR RE- ---
MOVED

**EXCLUDED FROM
PROJECT**

PROJECT BOUNDARY

CODE NO.
R 203-d
R 209-f
R 209-g



KEY



SCALE
150 0 150 300 FEET



ELECTRIC SYSTEM

- ELECTRIC CONDUIT
- MANHOLE
- STREET LIGHT
- TRAFFIC LIGHT
- TRANSFORMER
- E.C.S. PLANT
- EASEMENT - 25'
- PROJECT BOUNDARY

- EXISTING ABANDONED OR REMOVED CONDUIT
- NEW OR RELOCATED CONDUIT
- E.C.S. PLANT REMOVED
- EXCLUDED FROM PROJECT



Code No. R 214 Map 1 shows the new street pattern as described under R 213-c above. Map 5 shows the existing pattern.

It is proposed that all the crosstown streets through or bordering the project be provided with new curbs and be repaved, with the exception of West 62nd Street; this includes street widening on one side, involving provision of a new profile and crown, and the relocation of all catch basins, street drainage features, hydrants, street lights, utility and traffic signal poles on the widened side. The new west boundary road from 66th to 70th Streets would require sidewalks, curbs, street paving and drainage. The other north-south avenues are scheduled for repaving and new curbs with the exception of Broadway. For preliminary purposes the total cost of street paving, drainage, curbs and relocated utilities due to street widening is estimated to be about \$565, 328 applicable to the project. This is figured for full width between and including curbs of streets running through the project, and from the curb to the center line of existing streets or avenues after widening, at the boundaries of the project, including one curb on the project side of the street.

A detailed tabulation of street paving, curbs, sidewalks and the revised utilities accompanying same at the peripheral streets, and at streets remaining open through the Project Area, showing quantities and costs street by street is submitted in a separate binder, identified under Code R 213-b, c.

Code No. R 215 The following community facilities are necessary for carrying out the urban renewal objectives in the Project Area.

1. P. S. 199. This elementary school for grades K-6 is to accommodate 1,000 students, of which it is estimated 95% will come from within the project. It will occupy a site of 40,000 square feet, with additional playground area adjoining. The estimated cost of the school is \$2,454,000 of which \$254,000 is attributable to land and \$100,000 is for engineering fees.
2. Playground. This adjoins the above school and provides a play area for older children in the Project, as well as those within the school enrollment. This facility will be operated by the Board of Education during school hours and by the Department of Parks after school hours and at the close of the school term. The area comprises 59,803 square feet. The construction cost thereof is estimated at \$175,000. This facility is designed for and will serve the Project Area, so the total is attributable to the Project.
3. Park. At the intersection of Broadway and Amsterdam Avenue, just south of West 70th Street, a small park is proposed to serve the Project Area. This will provide shade and sitting space primarily and will comprise an area of approximately 6,600 square feet. Cost of the proposed improvement of the park by the City is estimated at \$28,250, as a credit to the Project.

4. Plaza. The circular court in front of the Opera House and the extension of this court to Columbus Avenue will be paved, with a simple fountain at the center. (This will not include any of the architectural features surrounding it, nor sub-surface structures such as the proposed garage). This facility will be provided by the City at the construction cost of \$325, 000 and will be maintained by the Department of Parks. This Plaza will serve the Project Area, and is attributable thereto.

5. Park. The proposed park adjoining the Opera House on the south and west of the symphony concert hall will comprise about 100, 800 square feet of planted area with trees, walks and sitting space. The cost of this facility will be about \$350, 000, including neither the proposed restaurant nor the sub-surface garage structure. This park will be maintained by the Department of Parks, and as it will serve the Project Area, the entire cost is credited to the Project Area.

6. Police Station. The present 20th Precinct Police Station within the project site will be demolished, and a replacement for it provided at the southeast corner of West 66th Street and Amsterdam Avenue. The cost of this proposed structure is estimated as \$457, 000 and the cost of the land is \$57, 000, all of which is to be credited to the Project.

7. Branch Public Library. The present branch of the New York Public Library now located on the project site will be demolished. Its replacement to serve the Project Area is proposed for a location just east of the new 20th Precinct Police Station. The cost of this proposed structure is estimated to be \$500, 000 and the cost of land is \$26, 000, all of which is to be credited to the Project.

The land for the facilities described in Paragraphs 2, 3, 4 and 5 above will be dedicated to the City without cost in accordance with the provisions of the Housing Act of 1954 and Local Public Agency Letter No. 74.

RIVER

14

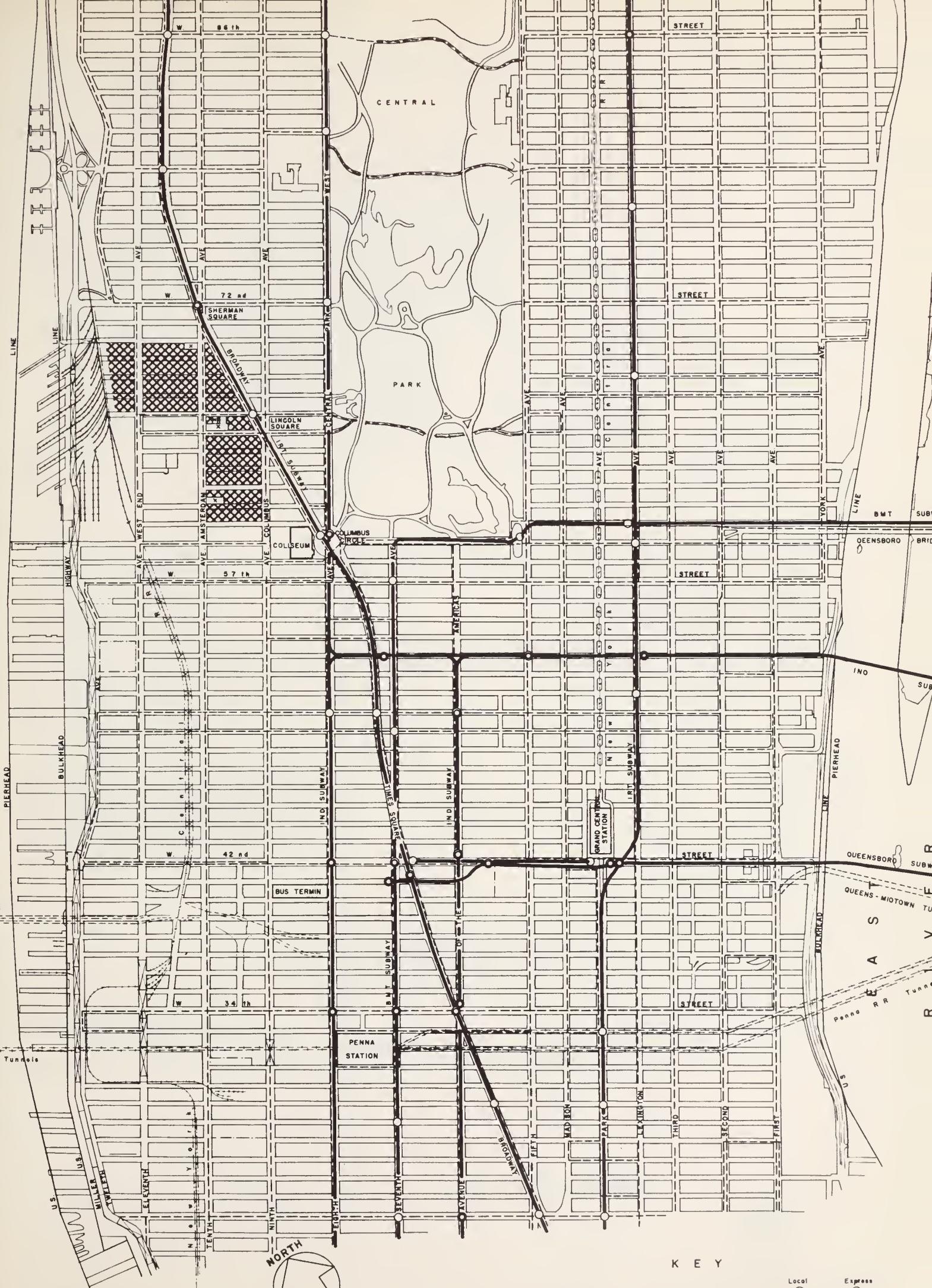
COMMUNITY FACILITIES MAP



POLICE DEPT.	P.D.	CHURCH	CH.	PARKS & PLAYGROUNDS	
FIRE DEPT.	F.D.	HEALTH CENTER	H.C.	LINCOLN SQUARE	
PUBLIC LIBRARY	P.L.	DEPT. OF PUBLIC WORKS	P.W.	PROJECT	
PUBLIC SCHOOL	P.S.	DEPT. OF SANITATION	D.S.		
JUNIOR HIGH SCHOOL	J.H.S.	DEPT. OF MARKETS	D.O.M.		
HIGH SCHOOL	H.S.	HOSPITAL	HOSP.		
CHURCH SCHOOL	CH.S.	POST OFFICE	P.O.		

RIVER

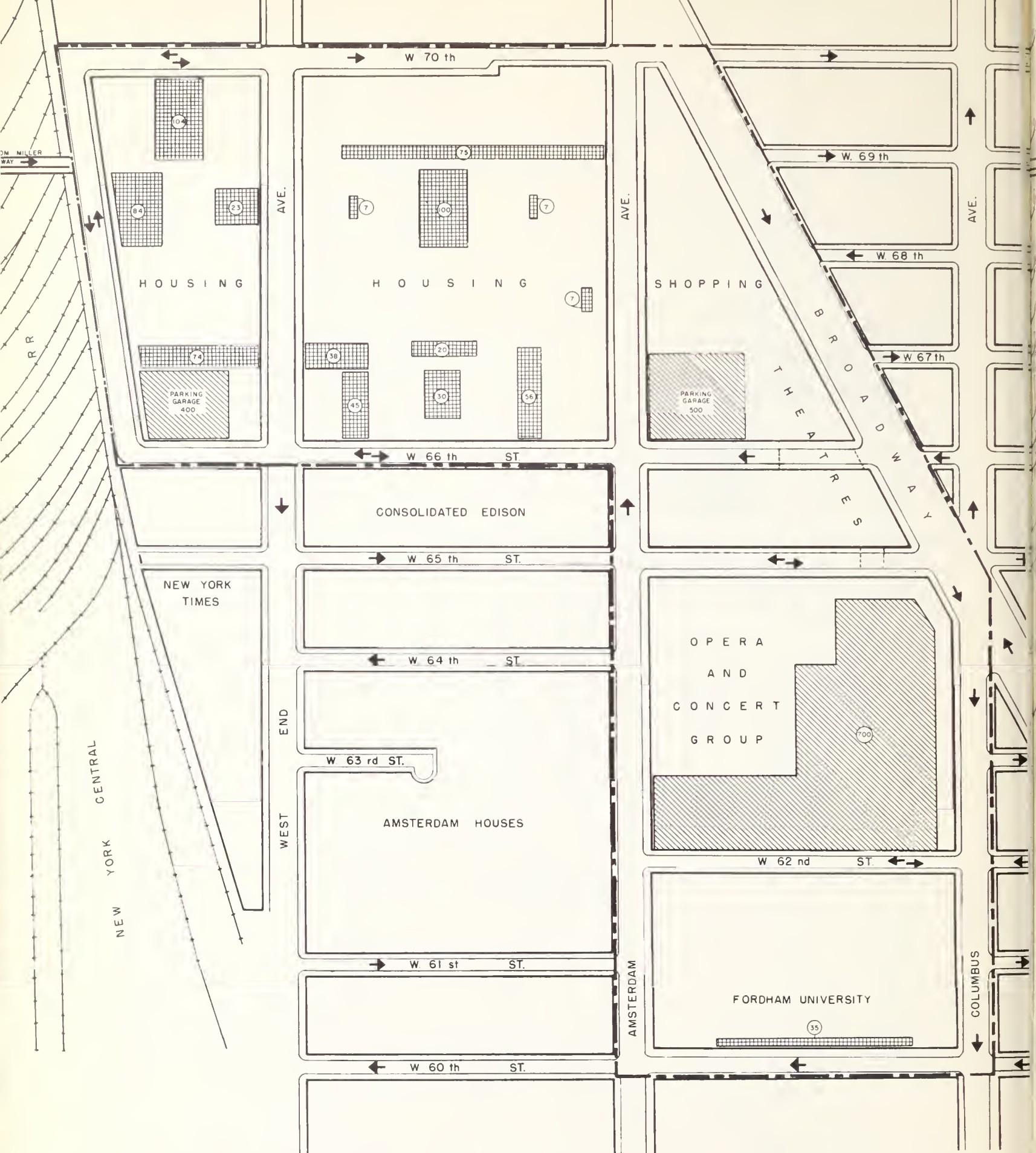
HUDSON
COLN TUNNELS
Penn RR. Tunnels

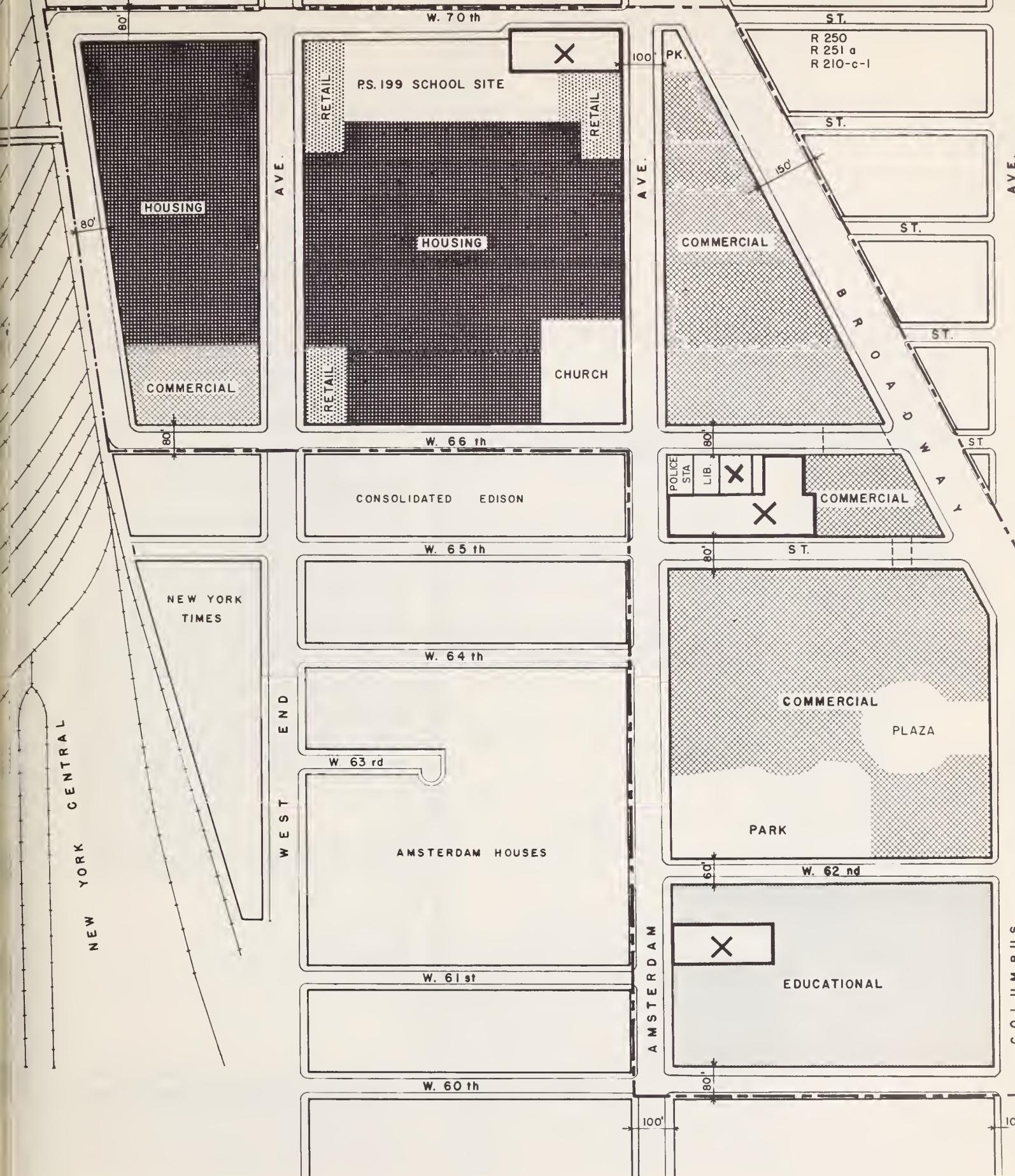


15

COMMUNITY TRANSPORTATION MAP

SUBWAY — STATION — SURFACE LINE — RAILROAD —
LINCOLN SQUARE PROJECT EXCLUDED FROM PROJ X

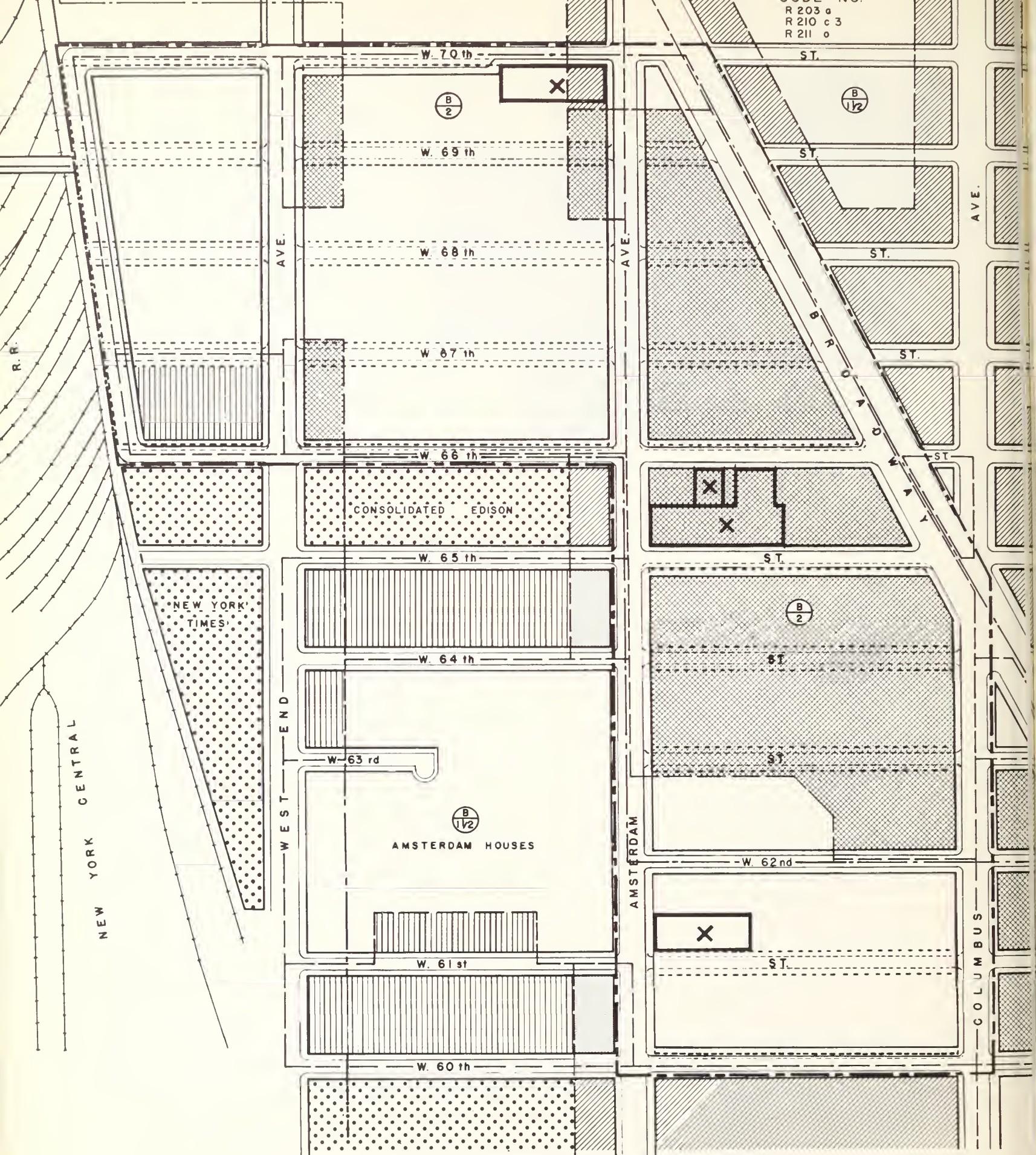




K E Y

SCALE
150 0 150 300 FEET

- | | |
|-----------------------|--------------------------|
| EDUCATIONAL | [White Box] |
| HOUSING | [Shaded Box] |
| COMMERCIAL | [Cross-hatched Box] |
| RETAIL | [Horizontal-hatched Box] |
| EXCLUDED FROM PROJECT | [X Box] |
| ASPHALT TOPPING | [Empty Box] |



SCALE
150 0 150 300 FEET

EXCLUDED FROM PROJECT

AREA DISTRICT

HEIGHT DISTRICT

PROJECT BOUNDARY

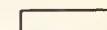
USE DISTRICT BOUNDARY

HEIGHT DISTRICT BOUNDARY



KEY

RESIDENTIAL



LOCAL RETAIL DISTRICT



RETAIL DISTRICT



BUSINESS



MANUFACTURING



UNRESTRICTED



MILTON SASLOW
REAL ESTATE
2 PARK AVENUE, NEW YORK 16, N. Y.
MURRAY HILL 3-2955

RELOCATION
SITE MANAGEMENT
REALTY CONSULTANT

LINCOLN SQUARE TITLE I PROJECT: LIVING SPACE FOR MINORITIES

Code No. The project area is estimated to contain 5268 families living in their own self-contained household units of which 932 are single person families. R-220 The distribution of these site families according to racial composition is estimated as follows: White - 76%; Puerto Rican - 18%; Negro - 4% and other (Oriental) - 2%. The field surveys indicate that there are 2746 dwelling units rented as furnished rooms or furnished apartments in rooming houses and hotels. It is estimated that no more than 750 cohesive families of two or more persons (related by blood or marriage) reside in such units who will be entitled to relocation in accordance with the requirements of Title I (Sec. 105). Because of the transient nature and high mobility of the rooming house population in the City no detailed tenant data was requested of roomers. The statistics obtained from the 5268 household families were, generally, projected against the 750 rooming house families for the purpose of Form H-6120, Sections G and H.

For the purposes of Form H-6120 the data is supplied on the basis of 5086 families. This figure is arrived at by adding the 750 rooming families to the 5268 "own household" families, less 932 single person occupants of "own household" units, for a net total of 5086.

Current relocation experience indicates that the private housing supply, primarily made available in existing rental housing via turnover, is adequate to provide for the relocation of single persons, generally, at reasonable rentals within the span of the relocation time schedule for the site. Special problems are anticipated with regard to low-income single-aged persons where the best solution would be the availability of public housing. The units provided in State and City aided public housing for single aged persons are inadequate to meet this need except over a long period of time. It is anticipated, however, that pending Federal legislation to permit the admission of such persons to Federally-aided public housing, if adopted, will solve this problem.

Code No. Availability of New Housing in Project Area
R-220-a

The new housing in the project area will be available to all site occupants without regard to race, color or creed. Such housing, however, is to be in the middle income category and is not intended to provide for families of lower income who may be eligible for public housing available elsewhere in the City.

Under the circumstances, it is estimated that approximately 150 of the minority group families will have new housing in the project area available to them at rentals they can afford.

Code No. Compensating Additional Housing Supply for Minority Families
R-220-b

The net reduction of housing accommodations available to minority families in the project area will be more than compensated by additional new construction and turnover in existing housing at rentals within the means of such families, elsewhere in the City.

Various State and City statutes and policies (enumerated in more detail in the Comprehensive Relocation Plan, attached as a supplement to this report) assure families of every race, color or creed of equal access to all low-rent and middle income public housing. Title I housing, FHA insured rental housing, and the new middle income housing expected to become available as the result of a program for housing loans by the City and State to cooperative and limited dividend groups, pursuant to legislation recently approved.

The housing resources available to minority families facing displacement may be summarized as follows:

- (a) The constant enlarging of areas of existing standard housing to which minority families can be relocated.
- (b) The various subsidized low-rent public housing projects in construction and in various stages of planning.
- (c) The various categories of partly subsidized and no-cash subsidy programs in process and under consideration at rentals from \$12.00 to \$21.00 per room to serve those ineligible for low-rent housing.
- (d) The several Title I cooperative and rental projects for middle income families at rentals ranging from \$17.00 per room.
- (e) The several quasi-public housing developments, aided in some form by the City, either through tax exemption, eminent domain, or modification of the City plan which have already provided 14,000 completed dwelling units and an additional 7,150 units in various planning stages.
- (f) The availability of some 1,000 units in strictly private construction recently completed for minority groups particularly, and proposals and consideration of approximately 4,000 additional units to be erected on an entirely private basis primarily for minority group occupancy.

Code No. Surveys - Form H-6120 - Section G - (Characteristics of Families to be Displaced)
R-230

The surveys and field investigations used to arrive at the figures shown

in Form H-6120, Section G, with respect to the white or non-white characteristics of the families to be displaced and the estimated eligibility for public low-rent public housing are submitted as a supplement to this report.

The site families were distributed in four major racial categories by this study; white, Puerto Rican, Negro and Oriental (Other). Form H-6120, however, limits information required by Sections G and H according to white and non-white families only. It was, therefore, decided to classify families in accordance with the standards used by the Census Bureau as far as Form H-6120 is concerned. Thus, all Puerto Rican families (18% of the total) were included in the "White" category and all others (Negro 4%, Oriental (other) 2%) made up the "Non-white" group.

As indicated in the Comprehensive Relocation Plan 56.5% or 3400 of the total of 6018 site families are estimated as apparently eligible for low-rent public housing. An additional 17% of the 3400 families are estimated as apparently eligible for other public housing. In estimating such eligibility, single persons were not considered because of their ineligibility for Federally-aided public housing and the limited number of units provided in State and City-aided public housing for single aged persons only. Thus, all families estimated as eligible consist of 2 or more persons.

Code No.
R-231

Form H-6120 - Section H - Proposed Rehousing of Families
To Be Displaced

The surveys used to arrive at the figures shown in Form H-6120 - Section G were also the basis of the figures used in Section H, as modified by estimates made by the Committee on Slum Clearance, based on experience.

In estimating proposed rehousing of families for Section H, estimates of actual relocation to public housing rather than estimates of eligibility were used. In the opinion of the Committee on Slum Clearance, recent relocation experience on New York City's large scale relocation programs, as applied to this site, indicates that not more than 40% of the families will be relocated to public housing; a maximum of 30% to low-rent projects, and not more than 10% to other public housing units. Thus, 60% of the total of 6018 families are to be relocated to private housing as indicated in the Comprehensive Relocation Plan.

The probable disparity between estimated eligibility at the time of the pre-acquisition planning surveys and the estimated actual relocation to public housing which will take place over a span of several years are explained in more detail in the Comprehensive Relocation Plan.

Relocation to private sales housing is estimated at approximately 420 families (7% of 5268 household units plus 750 rooming families or 7% of 6018), all of which is expected to occur among families of two or more persons.

In arriving at this estimate, consideration was given to the overall recent three-year experience of the New York City Housing Authority and other available site experience, as well as the nature and make-up of the Lincoln Square site families and the opinion of the Committee on Slum Clearance as to the probability and extent of family resourcefulness, desire, opportunity and ability to purchase homes or cooperative apartments.

The New York City Housing Authority's quarterly (cumulative) report for the period ending September 30, 1955, is a continuing study to show what happens to families displaced from public housing sites since October 1, 1952. Of the 20,133 families displaced during that three-year period, 59.2% had removed to non-public housing accommodations, of which 11% bought their own homes or cooperative apartments. (A complete copy of this quarterly report is included in the appendix of the Comprehensive Relocation Plan).

As in the case of public housing, estimates of relocation to private sales and cooperative units made on the basis of 6018 total site families in the Comprehensive Relocation Plan are used for Section H because such estimates did not include single persons. Thus, the number of families in above categories remain the same whether considered on the basis of 5086 total families (excluding single person families) or 6018 total families (including single person families). The only category in which Section H differs from the Comprehensive Relocation Plan is "Private Rental Housing"; this group consisting of 2259 families for Section H as compared with 3191 in the Plan, the difference accounted for by 932 single persons, all of whom are scheduled for rehousing in private rental housing.

The breakdown of the various rehousing categories in Section H according to white and non-white and existing and new units are the best estimates of the Committee on Slum Clearance.

Estimates as to the availability of Housing accommodations are furnished in detail in the Comprehensive Relocation Plan, and have in part been included in the Workable Program section on "Housing for Displaced Families" approved by the Housing and Home Finance Agency.

As for public housing an estimated 48,772 new units are scheduled for construction between 1955 and 1959. In addition an annual turnover of 8700 units is estimated in completed projects.

Title I projects are estimated to provide 27,014 units in projects under construction (some units already completed) and scheduled for construction starts between 1955 and 1958.

Private Housing new units consisting of F.H.A. and conventionally financed homes and cooperative and rental units, and "limited-profit" or cooperative housing made possible by recently approved State Legislation, authorizing \$100,000,000 direct 90% loans by the State and

City to private limited profit and cooperative companies, are all estimated to provide approximately 60,000 new privately owned dwellings in New York City during the next three years. (The State direct loans for middle income housing allocated to New York City will total \$25,000,000 of a total of \$50,000,000. This sum added to the additional \$50,000,000 loans permitted for this purpose by the City means that a total of \$75,000,000 in 90% loans for new privately owned middle income housing is available to the City from this source).

Code No. Local Standards for Decent, Safe and Sanitary Relocation Housing
R-232 Permanent Relocation Standards

The standards for determining whether permanent relocation housing meet the decent, safe and sanitary requirements of Title I relocation programs in New York City may be listed as follows:

1. Structural soundness - No major violations affecting safety or essential service.
2. Central Heat
3. Central Hot Water
4. Complete private bath and toilet
5. Adequate ventilation - (Window in every room)
6. Adequate size for decent family living (no overcrowding)

Temporary Relocation Standards

Generally temporary relocation on New York Title I Sites involves the temporary removal of families from one part of a site to another, either in conjunction with a sectional clearance and construction program or a physical emergency in a site building. Where such temporary relocations are necessary, the new accommodations are required to be no worse than the units being vacated. In addition, such temporary relocation units must be free from major violations affecting safety, and the buildings used for this purpose must have all essential services maintained.

CHARLES F. NOYES COMPANY, INC.

Code No. Map 1. Project Boundary Lines Map 17. Proposed Land
R 240 Use.

Code No. On the basis of the appraisal made by the Appraiser
R 241 for the Local Public Agency, it appears that the cost
of acquisition of the project area, exclusive of the
parcels owned by the City, is \$41,000,000.

The appraised value of the City owned parcels in the
project area is \$701,000.

A detailed preliminary acquisition appraisal report
is submitted in a separate binder.

Code No. Map 1. Project and Section Boundaries.
R 250.

CHARLES F. NOYES COMPANY, INC.

Code No.
R 251-a

The appraiser has formulated an opinion as to the value of all of the land in the site under consideration, both for ordinary use, and for the specialized uses envisioned in the redevelopment plan. In his appraisal he has set forth values on a square foot basis for appropriate segments of land, with average values for each block. These values represent basic units generally applicable to the land in view of the limited use and coverage envisioned in its development.

Various increments were added to these basic units for each of the proposed uses within the redevelopment plan, in order to reflect appropriate factors of valuation considered applicable to each subdivision involving its particular use, coverage, density and size.

The over-all reuse value of \$8.65 per square foot set forth in the resale appraisal represents a weighted average of the following components:

<u>Use</u>	<u>Net Redevelopment Area in Sq.Ft.</u>	<u>Rate</u>	<u>Reuse Value</u>
Educational	428,033	\$ 6.00	\$ 2,568,198
Cultural	585,388	9.50	5,561,186
Residential	790,725	6.50	5,139,713
Commercial	<u>250,430</u>	18.00	<u>4,507,740</u>
	2,054,576	Avg.	\$17,776,837

Code No.
R 251-b Not applicable.

CHARLES F. NOYES COMPANY, INC

Code No.
R 251-c

Each of the sites will be readily marketable and economically feasible for the following reasons:

1. There are no similar cleared competing sites available with the tremendous advantages of the location and accessibility of the project area.
2. and 3. It is anticipated that all of the uses can be absorbed as rapidly as the facilities can be constructed.

The detailed reuse appraisal report is submitted in a separate binder.

Code No.
R 260

Forms H-6200 and H-6201 are submitted in a separate binder.

Code No.
R 261

In a separate binder copies of letters from the following sources are submitted in support of the respective site improvements and community facilities with engineering fees and the attributable land costs listed separately.

1. Office of the President, Borough of Manhattan.

Total costs for street paving, curbs and drainage, including the costs of relocation of incidental utilities where required by street widening. The proportional share of these costs attributable to the project appears in a tabulation also submitted in the binder, related to Code R 213-b, c and further referenced to Code R 214.

2. Department of Parks.

- a. Cost of playground improvements in conjunction with the proposed new P. S. 199.
- b. Cost of improvements for the park just south of the intersection of Broadway, West 70th Street and Amsterdam Avenue.
- c. Cost of the incidental planting, paving and a simple fountain in the Plaza to the east of the Opera House, extending to Columbus Avenue.
- d. Cost of the park improvements between the Opera House and West 62nd Street, Amsterdam Avenue and the symphony concert hall, excluding the cost of the restaurant structure.

3. Department of Public Works.

- a. Cost of the replacement of the branch of the New York Public Library within the Project Area.
- b. Cost of the replacement of the 20th Precinct Police Station within the Project Area.

4. Board of Education.

Total cost of the proposed P. S. 199 for 1,000 students of kindergarten through the sixth grade.

Code No.
R 270-274

This material was submitted as part of the workable program which has been approved by the Administrator of the H. H. F. A. A supplemental report on the workable program has recently been submitted to H. H. F. A. and a copy thereof is submitted herewith in a separate binder.



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